

Quail Lakes

SHOPPING CENTER

GRUPE
HUBER



PRIME RETAIL SPACE AVAILABLE

WEST MARCH LANE AT INTERSTATE 5 | STOCKTON, CA







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 the **conic** company®

Property Highlights

ASKING RENTS	Contact Broker
SPACES AVAILABLE	Unit 1: ±25,077 SF Unit 10A: ±2,072 SF (<i>Occupied but Available</i>)
TOTAL RENTABLE AREA	±130,353 SF
ZONING	General Commercial (GC)
SHOPPING CENTER CO-TENANTS	SaveMart, DD's Discount, CVS, PakMail, Applebee's, Olive Garden, Quikstop, Cosmoprof, and Matsuyama more.



-  Located within Quail Lakes Shopping Center.
-  High visibility along March Lane and Quail Lakes with daily traffic counts exceeding ±60,000.
-  Quail Lakes Shopping Center is located adjacent to Interstate 5.
-  Within a 1-mile radius, there is a population of 16,029 with an average household income of \$113,004.
-  Highway pylon signage available.
-  **Do Not Disturb Tenants.**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	17,892	128,079	283,265
Daytime Population	19,894	119,976	282,794
Average Household Income	\$139,496	\$117,751	\$114,070

TRAFFIC COUNTS

West March Lane	61,659 ADT
Quail Lakes Drive	15,500 ADT
Interstate 5	108,500 ADT

Source: 2024 Esri.

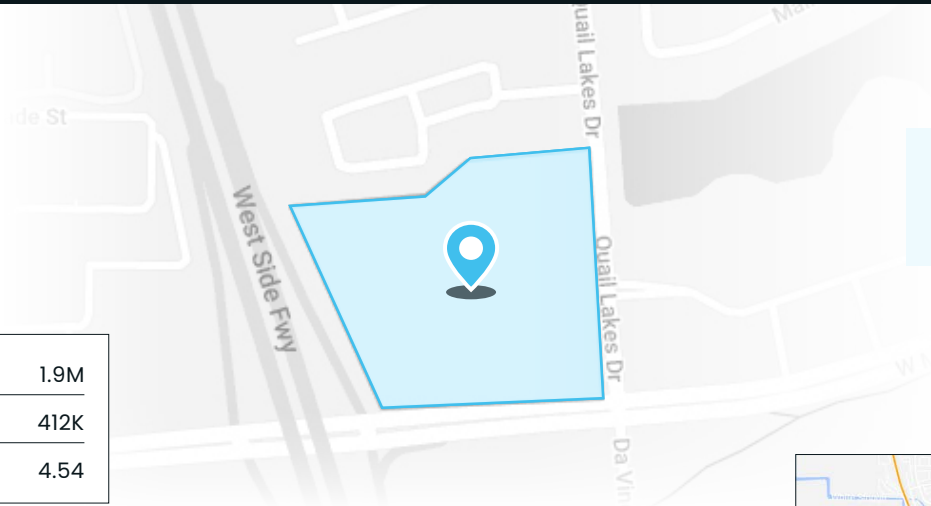
Site Plan



	TENANTS	SF
1	Available	10,000-25,077
2	SaveMart Foods	42,167
3	State Farm	1,215
4	Jumpstart Nutrition	900
5	Fantasy Nails	1,955
6	Pak Mail	1,029
7	One Main Financial	2,139
8	Cosmoprof	4,478
9	DD's Discounts	25,744
10A	Occupied But Available <i>(Please Do Not Disturb Tenant)</i>	2,072
10B	Precision Cuts	1,225
11	Lakefront Smiles	1,478
12	Quik Stop	2,011
13	David's Pizza	916
14	Expedia Cruises	936
15	Matsuyama	1,955
16	Bagel Street Cafe	2,913
17	Olive Garden	7,153
18	Applebee's	4,990



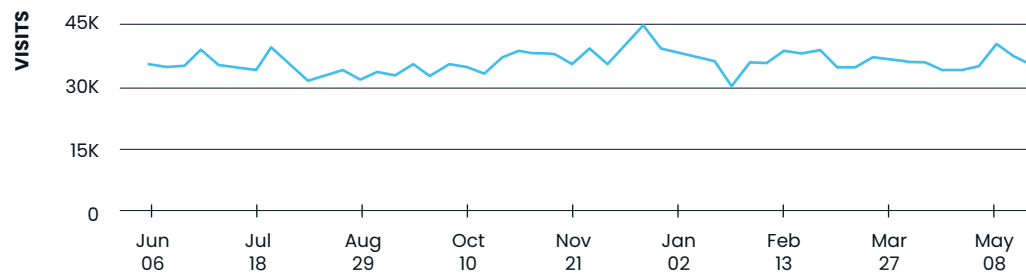
Trade Area



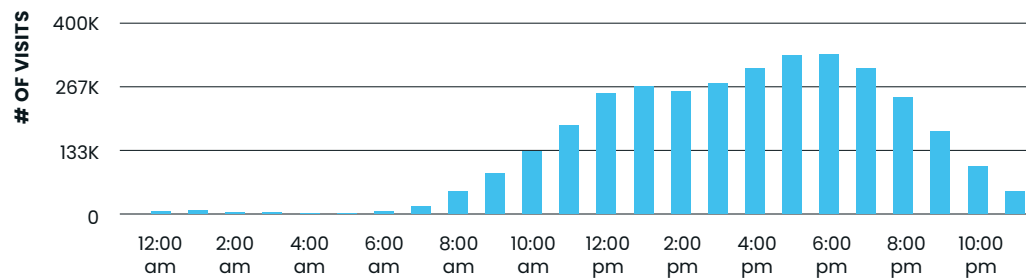
W March Lane at Interstate 5
2671 W March Ln, Stockton, CA 95219

Visits	1.9M
Visitors	412K
Visit Frequency	4.54

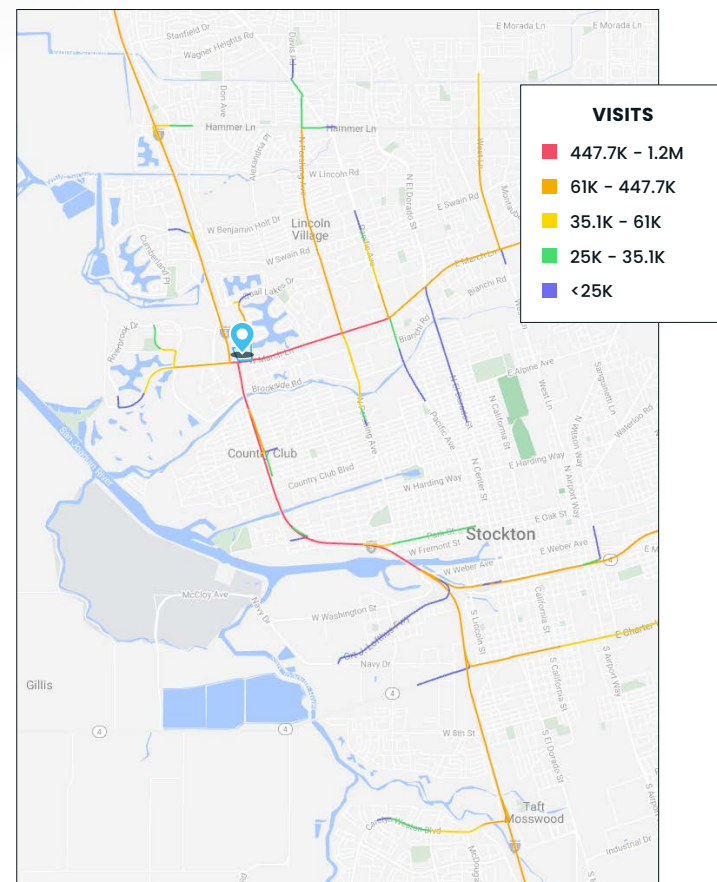
VISITS / WEEKLY



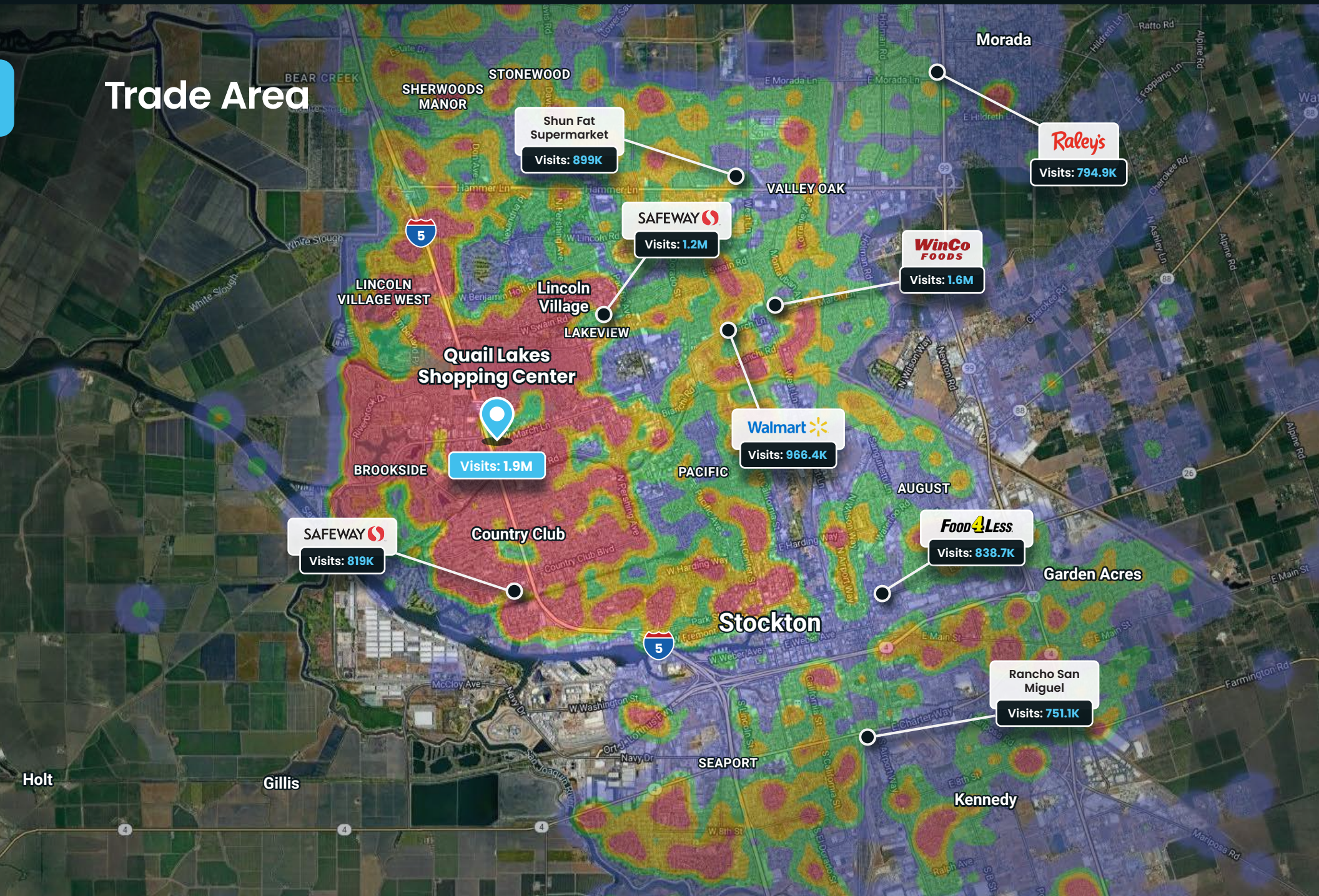
HOURLY VISITS



VISITOR JOURNEY - ROUTES



Trade Area



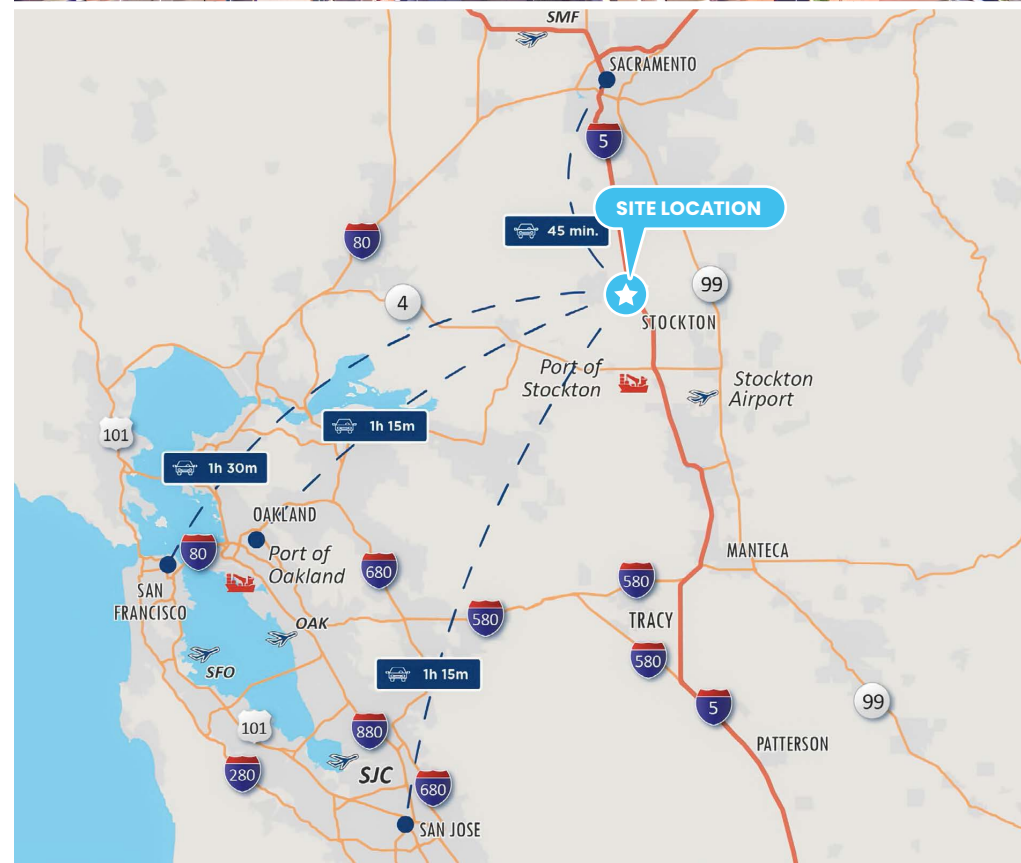


Stockton, California

The City of Stockton is one of California's fastest growing communities and is currently the 13th largest city in California of about 311,000 in total population. Stockton is situated within the Central Valley in Northern California—approximately 80 miles east of San Francisco and 45 miles south of Sacramento with access to several major interstates (I-5, I-205) and freeways (Hwy 99, Hwy 4). Much of Northern California's imported goods and e-commerce distribution also find their way through the Port of Stockton, the regional airport, and the extensive rail system.

In the mid-2000's, Stockton underwent a tremendous economic expansion with projects including revitalizing its downtown, including an indoor arena, baseball stadium and waterfront hotel (offering first-class professional sports and entertainment throughout the year) and the development of several residential subdivisions that are about one-third the price of a San Francisco Bay Area home.

Stockton has a healthy work population base that provides considerable opportunity for the residents. In 2019, there was approximately 108,000 total employees –65% white collar and 35% blue collar. The top 3 industries within the community are (1) Health Care and Social Services (±20,400 jobs), (2) Retail (±14,000 jobs), followed by (3) Education (±13,400 jobs).



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